
**Z-2607
GREENBUSH, LLC
R2 TO GB**

**STAFF REPORT
March 11, 2015**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owner and represented by attorney Dan Teder, is requesting the rezoning of 0.59 acres from R2 to GB. This land will partially be used as parking for the adjacent lot to the east (also owned by petitioner) to replace what was taken for right-of-way. The site, which is commonly known as 3017 Greenbush Street, is located on the south side of Greenbush and about 150 feet west of Sagamore Parkway, Lafayette, Fairfield Township, 22(NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The earliest zoning maps show this property zoned R1B. In 1977, the City of Lafayette approved a rezone for this land to R2 for a professional office (Z-864); however no special exception for a professional office was ever filed. A sliver of R1B exists to the west with R2 zoning just beyond. Further west, and north across Greenbush, large areas of R1B zoning dominate. Adjacent to the east of the subject property is GB zoning and OR zoning is located to the south.

AREA LAND USE PATTERNS:

The site in question supports a small rental home, a large gravel parking lot and a stand of mature trees. Located to the north are single-family homes in Vinton Homes Subdivision. Adjacent to the west is a house with a medical office just beyond. Rest Haven Memorial Gardens are located to the south. Adjacent to the east, at the corner of Sagamore Parkway and Greenbush, is a one-story commercial building with several tenants.

TRAFFIC AND TRANSPORTATION:

The site is located on Greenbush Street which is classified as an urban primary arterial. Traffic counts taken in 2013 indicate that 13,223 vehicles pass this site daily. The site has a curb cut to Greenbush and an internal connection to the adjacent lot on the corner. If rezoned, the gravel parking lot will need to be paved to meet GB standards and parking delineated to accommodate lost parking on the adjacent parcel.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The site is served by city utilities.

If this lot is rezoned to GB, bufferyards would be required on the west side where it abuts R1B zoning (type C bufferyard) and on the south side where it abuts OR zoning

(type A). It is possible that some of the existing vegetation can be counted towards this requirement; a determination would be made by the Administrative Officer of Lafayette.

STAFF COMMENTS:

Petitioner owns the adjacent lot to the east located at the corner of Greenbush and Sagamore. A city project to requiring additional right-of-way has resulted in the condemnation of a portion of this neighboring property resulting in a loss of parking area. According to petitioners' representative, some of the land in this request will be attached by Exemption E to the corner lot to accommodate this lost parking area. The small rental home on-site will remain for the near future but will likely be redeveloped.

The site in question has had a commercial past. After the rezoning to R2 in the late 1970's, a number of professional offices were located in the small building such as labor unions and a chiropractor's office. Most recently it has been rented as a home. Rezoning this lot to General Business will allow for better use of the corner lot and will eliminate excess driveways near a busy intersection creating a safer situation for the traveling public.

STAFF RECOMMENDATION:

Approval